

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
REGULAR PUBLIC MEETING
DECEMBER 3, 2015**

APPROVED 1/14/16

1. OPENING OF THE MEETING

The meeting was called to order at approximately 8:00 p.m.

Open Public Meetings Law Statement:

This meeting, which conforms with the Open Public Meetings Law, Chapter 231, Public Laws of 1975, is a Regular Public Meeting of the Planning Board.

Notices have been filed with our local official newspapers and posted on the municipal bulletin board.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL:

PRESENT: Robert Bicocchi, Councilmember
Daniel Olivier, Vice Chairman
Jaymee Hodges, Chairman
William Martin
Richard Bonsignore
Thomas Constantine
Ann Costello
Keith Doell (Alt. #1)
Yash Risbud (Alt. #2)

ALSO PRESENT:

Thomas Randall, Esq., Board Attorney
By Steven Paul, Esq.
Kathryn Gregory appeared on behalf of
Ed Snieckus, Burgis Associates, Board Planner
Louis Raimondi, Board Engineer

ABSENT: Mayor John Birkner (excused absence)

4. MINUTES: The Minutes of the **10/22/15 & 11/19/15** were approved on motion made by William Martin, seconded by Thomas Constantine, and carried unanimously on roll call vote.

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5. **CORRESPONDENCE: None**

6. **RESOLUTIONS: None**

7. **PENDING NEW BUSINESS: None**

8. **VOUCHERS:** a motion to approve Vouchers was made by Robert Biccocchi, seconded by Dan Olivier, and carried unanimously on roll call vote.

9. **VARIANCES, SUBDIVISIONS AND/OR SITE PLANS**

SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS

The Board Professionals were sworn in.

1. **Ordinance No. 15-28 - Amendment of 195-128.1 CEM Cemetery District - (b) Mausoleums for multiple families: minimum of 40 feet from a front lot line and 30 feet from a side or rear lot line.** After discussion a motion for approval to recommend the amendment be adopted was made by William Martin and seconded by Richard Bonsignore. On roll call vote, all members voted yes, with Councilman Robert Biccocchi abstaining.

2. **142 Westwood Avenue & 301 Center Avenue - Block 808, Lots 3, 10, 16 & 17 -** John J. Lamb, Esq. represented the applicant and gave a background review from the prior hearing. Revised plans were submitted. Mr. Raimondi's reports were addressed. The Board had decided at the last meeting that the matter would be heard by the Planning Board and not the Zoning Board. The matter was reviewed in a worksession format at the last meeting, which was a public meeting, and the Board agreed to hear the application, and further agreed that the property did have public access. The Minutes were referred to. Mr. Lamb added they did provide Notice for the worksession. A discussion ensued. Mr. Bonsignore recommended the Board re-vote on the two issues, so there is no question. Attorney Paul recommended using some of the language from the minutes on pages 3 bottom, 4 and 5, to reaffirm the votes

A motion to hear the application at the Planning Board level was made by Dan Olivier and seconded by Ann Costello. On roll call vote, all members voted yes.

A motion to acknowledge clarification public access to Westwood Avenue of the site was made by Ann Costello and

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seconded by Dan Olivier. On roll call vote, all members voted yes.

The Board proceeded to hear the application. Mr. Lamb continued with his overview.

Bruce Meisel of 263 Center Avenue was sworn in by the Board Attorney. Mr. Meisel testified that the Gap building on Lot 16 formerly at the site, a little over 9,000 sf on the first floor, is obsolete in the current retail environment. About 26 years ago you could rent a commercial space was 125' deep. Today you cannot, and this space is un-rentable in its current state. The rear portion of the building, approximately 2,000 sf and 50' in height, formerly a theatre, will be demolished and replaced with a new, two-story structure of only approximately 28' in height, built on the current foundation. The footprint remains unchanged. The new building will be aesthetically integrated into Center Square.

Mr. Meisel continued. They will be able to divide the building into three stores, two of which are rented presently in the front. In the rear they are proposing retail with offices on the second floor. An architectural rendering, marked A1, was shown, and they are compliant with height. The architect would testify. The retail store that faces front on Westwood Avenue is a toy store, and Hartley's will rent the third space which creates a connection with the front. Mr. Meisel explained the dumpsters would be relocated, as they are unsightly. Unknown third parties are dumping into the dumpsters. You have to walk all the way around from the front to reach the dumpsters. They will be moved easterly so as not to be in conflict. The site will be handicapped accessible. Mr. Raimondi was concerned about the sidewalk, and they re-drew it per his comments. Further, Mr. Raimondi inquired about dumpster pads, and they will all be finished. By moving the dumpsters, it will not interfere with the detached garage. The engineer will review the parking as recommended and shown on Sheet A2. There are no meters currently on these spaces. They are replacing them with reserved spaces, so no meters are being lost. Mr. Meisel commented is fortuitous that he owns the property in the rear. Mr. Lamb discussed the parking easement with Mr. Meisel. They would add arrows for East-West traffic. They incorporated everything everyone commented on at the worksession. Questions of Mr. Meisel were concluded. They proceeded with their first witness.

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Robert Zampolin, Licensed NJ Architect, was sworn in and accepted and gave an overview of the proposed reconstructed building, including the elevations, which will work. The proposal constitutes a single building with access on Westwood Avenue. There are three retail spaces facing Westwood Avenue and one facing Center Square. The second floor will be comprised of 718 sf of storage space and two offices. A portion of the existing building, as shown on Sheet A1, will be demolished and replaced with the new features. The façade will be stucco and brick. Sheet A2 was marked Exhibit A8 comprised of signage, last revised 12/2/15. The basement will be sprinklered. Mr. Zampolin's plan with sheet A3 was marked Exhibit A9. Sheet A2 was a colored rendering of the project which would be reconstructed as shown. Mr. Raimondi and Ms. Gregory questioned Mr. Zampolin. Questions by Board Members followed. Mr. Martin asked if there would be any gates, and the response was yes on both sides, decorative ones. Mr. Hodges asked what the North side of old building extending above new addition will be finished with. Mr. Zampolin responded it would be finished with stucco so it blends in. Mr. Hodges also asked about the fire suppression system. Mr. Zampolin confirmed it is a partial system and does not extend to the first or second floors. Questions of Mr. Zampolin were concluded.

The Board took a five minute recess at 9:33 pm.

Richard Eichenlaub, RL Engineering, Licensed NJ Engineer was sworn in and accepted. Mr. Eichenlaub described the proposed gates in detail. They are not yet shown on the site plan but will be added, to protect against mischief. On the parking area, Ms. Costello had a question, and Mr. Eichenlaub described the seven spaces. They are moving seven spaces. The one space striped for deliveries will be removed. For the new spaces, four are facing an easterly direction; two are facing a southerly direction. There is a seventh additional parallel space. The net result in parking spaces is 0. From an engineering standpoint there is sufficient parking for the building. Mr. Eichenlaub testified as to the dumpsters. The current pad is being removed and replaced, with new curbing and parking configuration as stated. Vehicles can enter from Fairview or Center to these parking spaces.

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Mr. Eichenlaub continued. The variances associated with this application were discussed next. As for Lot 3, there are no changes associated for bulk, just for the coverage. They are currently in a variance state for the existing site, being just over 91%. They are increasing the impervious coverage due to some additional parking area and sidewalks that don't currently exist that will service the back of the building on Lot 16 and for installation of the dumpster pad on the North side of the property, bringing them up to a total 683 sf and 92.08% impervious coverage, where the allowed coverage on site is 60%. Mr. Lamb noted it will better serve the site. Mostly it comes from the additional sidewalks. The diagram of the pedestrian walkway prepared by Mr. Raimondi was marked A11.

Mr. Eichenlaub described the connection between Lots 16 and 17 as shown on the plan. The building coverage on Lot 16 has a small increase. There were no further variances or waivers. The dumpsters were moved away from the garage. Improvements were made to the drainage per Mr. Raimondi. They did provide for landscaping in front of the building. Details were given. Board questions followed briefly regarding landscaping, gates, dumpsters, and snow removal. Mr. Martin asked, and it was stipulated there would be no restaurant use. Final dumpster questions were answered. Mr. Hodges inquired about the pitches as far as water accumulation. His other concern was an accumulation of water in the winter. Mr. Meisel assured him the proper grading would be installed. He also asked if the connection between the two buildings would be enclosed, and the response was yes. The alleyway would be impassible. Questions of Mr. Eichenlaub were concluded.

Mr. Lamb summed up. They further informed the Board they planned to go before the Zoning Board to change the office space on the second floor to two apartments on the second floor. They requested an approval of the application which had improved further from two weeks ago. The Board discussed the application. There were no further questions, comments or discussions. The matter was opened to the public, and there were no questions or comments.

A motion for approval was made by Thomas Constantine and seconded by Ann Costello. On roll call vote, all members voted yes.

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10. DISCUSSION:

1. COAH - No updates;
2. Streetscape;
3. Vertical Signage;
4. Overnight Parking;

11. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at approximately 10:16 p.m.

Respectfully submitted,

MARY R. VERDUCCI, Paralegal
Planning Board Secretary

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